

Building Blocks for Effective Housing Elements

Other Housing Element Requirements

Redevelopment Agency's Low/Mod-Income Housing Fund

*Government Code Section 65583(c) requires "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The policies, goals, and objectives of the housing element can be addressed through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available **and the utilization of moneys in the low-and moderate-income housing fund of an agency**, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law (Division 24 commencing with Section 33000 of the Health and Safety Code)*

I. REQUISITE ANALYSIS

The housing element must include an estimate of the amount of funds expected to accrue to the Low and Moderate Income Housing Fund (LMIHF) and describe the planned uses for those housing funds over the current planning period.

In addition, to the degree possible, for each program in the housing element where the Redevelopment Agency is the responsible agency for implementation, include the amount of redevelopment funds allocated or planned to be allocated to that program.

Redevelopment agencies are required to prepare five-year implementation plans that are consistent with a community's housing element (Health & Safety Code (H&SC) Section 33490). Agencies are also required to develop affordable housing production plans for each project area (H&SC 33413(b)(4)). Production plans include project sites, inside and outside of redevelopment agency project areas, where the agency intends to expend LMIHF funds to facilitate the development of affordable housing.

To promote consistency and more effective implementation, many housing elements include pertinent portions of redevelopment reports and plans. Incorporating, referencing or summarizing the applicable portions of a redevelopment agency's implementation and affordable housing production plan in the housing element helps ensure resources can be effectively targeted to priority local housing needs.

In addition, pursuant to H&SC 33334.4, redevelopment agencies are required to spend housing funds in proportion to the community's needs. Over each 10-year period of the implementation plan, agencies are required to (1) assist persons of very-low and low-income based on the proportion that they represent of the total number of very-low, low, and moderate-income persons and (2) assist low income, non-elderly households based on the proportion that households with a member under age 65 represent of the total number of low-income households reported by the U.S. Census.

KEY IDEAS

II. LINKS

California Redevelopment Statutes www.leginfo.ca.gov
(Health & Safety Code 33000 et.seq.)

[HCD: Redevelopment Housing Activities Reports](#)

[California Redevelopment Association](#)